

019.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

756,100 /

756,100

USE VALUE:

756,100 /

756,100

ASSESSED:

756,100 /

756,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		SPY POND PKWY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: REEDER ALLAN & VIRGINIA	
Owner 2:	
Owner 3:	

Street 1: 79 SPY POND PKWY	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: NOON JUNE -	
Owner 2: -	

Street 1: 79 SPY POND PKWY	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains 6,175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	
water	
Sewer	
Electri	
Topo	1
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

6175	Sq. Ft.	Site
0	85.	0.98 2

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6175.000	241,600		514,500	756,100		13791
							GIS Ref
							GIS Ref
							Insp Date
							12/06/17

Total Card	0.142	241,600	514,500	756,100	Entered Lot Size
Total Parcel	0.142	241,600	514,500	756,100	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	605.85	/Parcel: 605.8	Land Unit Type:
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Parcel ID	019.0-0002-0006.0
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Date	12/18/2019
Date	12/12/2019
Date	12/20/2017
Date	1/3/2017
Date	1/4/2016
Date	12/11/2014
Date	12/16/2013
Date	12/13/2012

Notes	
Notes	Year End Roll
Notes	Year End Roll
Notes	Year End Roll
Notes	Year End
Notes	Year End Roll
Notes	Year End Roll
Notes	Year End Roll

Date	12/12/2013
Date	12/10/2012
Date	05/21/19
Date	05/21/19
Date	05/21/19

Time	17:12:11
Time	17:12:11
Time	09:09:11
Time	09:09:11
Time	09:09:11

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Sign:	VERIFICATION OF VISIT NOT DATA
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1 /	1 /	1 /
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Date	Result	By	Name
12/6/2017	MEAS&NOTICE	BS	Barbara S
3/4/2014	Info Fm Prmt	EMK	Ellen K
3/29/2012	Info Fm Prmt	BR	B Rossignol
10/15/2011	MLS	EMK	Ellen K
2/7/2009	Meas/Inspect	336	PATRIOT
4/12/2000	MLS	MM	Mary M
10/21/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT

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Date	Result	By	Name

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5	- Cape			Full Bath: 1	Rating: Good	OF=BMT SINK.															
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																
Foundation: 1 - Concrete				A 3QBth	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:																
Sec Wall:				OthrFix: 1	Rating: Fair																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																
Color: PURPLE				A Kits: 1	Rating:																
View / Desir:				Fpl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue: 1	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1950	Eff Yr Blt:			Location:																	
Alt LUC:				Total Units:																	
Jurisdct: G15	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD	Phys Cond: GD - Good			18.6	%	Exterior:					No Unit	RMS	BRS	FL							
Prim Int Wall: 1	- Drywall					Interior:					1	7	4	M							
Sec Int Wall:				%		Additions:															
Partition: T	- Typical					Kitchen:															
Prim Floors: 3	- Hardwood					Baths:															
Sec Floors:				%		Plumbing:															
Bsmnt Flr: 12	- Concrete					Electric:															
Subfloor:						Heating:															
Bsmnt Gar:						General:															
Electric: 3	- Typical					Totals				1	7	4									
Insulation: 2	- Typical																				
Int vs Ext: S																					
Heat Fuel: 2	- Gas																				
Heat Type: 1	- Forced H/Air																				
# Heat Sys: 1																					
% Heated: 100				% AC: 100																	
Solar HW: NO				Central Vac: NO																	
% Com Wall				% Sprinkled:																	
MOBILE HOME				Make:			Model:			Serial #:			Year:			Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 019.0-0002-0006.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
2	Frame Shed	D	Y	18X8	A	AV	2015		0.00	T	3.2	101									
More: N	Total Yard Items:					Total Special Features:								Total:							